

# Site Plan Approval & Stormwater Permit

Application, Narrative & Supporting Documents

## Proposed Clarke School Redevelopment Project

Round Hill Road

Northampton, MA 01060

(Assessor's Parcel ID: 31B-004-001 & 31B-006-001)

### West Side Applicant & Owner:

1924, LLC  
c/o Jim Hebert  
333 Elm Street  
West Springfield, MA 01089

### East Side Applicant & Owner:

Historic Round Hill Summit, LLC  
c/o Jim Hebert  
333 Elm Street  
West Springfield, MA 01089

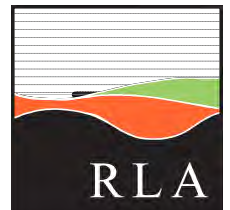
Project File #:150815

## R LEVESQUE ASSOCIATES, INC

A LAND PLANNING SERVICES COMPANY

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · [www.rlaland.com](http://www.rlaland.com)



## TABLE OF CONTENTS

SITE PLAN APPROVAL & STORMWATER PERMIT APPLICATION  
PROPOSED CLARKE SCHOOL REDEVELOPMENT PROJECT  
ROUND HILL ROAD, NORTHAMPTON, MA 01060  
(PARCEL ID: 31B-004-001 & 31B-006-001)

<u>ITEM</u>	<u>SECTION</u>
TITLE PAGE	
TABLE OF CONTENTS	
COVER LETTER.....	1
APPLICATION FOR SITE PLAN APPROVAL (SUBMITTED ONLINE).....	2
STORMWATER MANAGEMENT PERMIT APPLICATION.....	3
NARRATIVE ADDENDUM.....	4
LIGHTING INFORMATION.....	5
"BUILDING AREAS SUMMARY, PEAK HOUR TRIP GENERATION, & PARKING CALCULATIONS" BY DOUCET & ASSOCIATES, INC., REVISED SEPTEMBER 24, 2012.....	6
2012 ZONING PERMIT AND BUILDING OFFICIAL CHECKLIST.....	7
LOCUS MAP .....	8
DEEDS.....	9
APPENDIX	
• "CLARKE SCHOOL REDEVELOPMENT PROJECT " SITE PLAN SET BY R LEVESQUE ASSOCIATES, INC., DATED APRIL 11, 2016	
• "RENOVATIONS TO THE CLARKE SCHOOL" ARCHITECTURAL ELEVATION PLANS, SHEETS 2, A-201, A-202, & SITE-01 BY THOMAS DOUGLAS ARCHITECTS, INC.	
• "ROGERS HALL – RESTORATION AND RENOVATIONS" SITE UTILITY PLAN BY DOUCET & ASSOCIATES, INC., DATED APRIL 21, 2014	
• "HUBBARD HALL – RESTORATION AND RENOVATIONS" SITE UTILITY PLAN BY DOUCET & ASSOCIATES, INC. DATED APRIL 18, 2014	

# SECTION 1

---

## COVER LETTER

# R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rland.com



April 11, 2016

Mr. Mark Sullivan, Chairman  
City of Northampton Planning Board  
210 Main Street  
Northampton, MA 01060

**RE: Amendment to Site Plan Approval & Stormwater Permit  
Clarke School Redevelopment Project  
Round Hill Road  
(Assessor's Parcel ID: 31B-004-001 & 31B-006-001)**

**RLA Project File: 150815**

Dear Mr. Sullivan:

On behalf of the applicant, Mr. Jim Hebert of Historic Round Hill Summit, LLC and 1924, LLC, our office is herein filing an application for an amendment to the Site Plan Approval decision issued on October 15, 2012. We are also herewith submitting a Stormwater Permit Application for the proposed site improvements associated with the proposed amendments.

Included herewith, you will find an original and fourteen (14) copies of the applications, plans and supplemental documents. A digital copy of the documents has been uploaded to the City permitting website.

If you have any questions regarding this matter, please feel free to contact our office at your convenience.

Sincerely,

R LEVESQUE ASSOCIATES, INC

Robert M. Levesque, RLA, ASLA  
President

cc: Jim Hebert

## **SECTION 2**

---

**APPLICATION FOR SITE PLAN APPROVAL  
(SUBMITTED ONLINE)**

**Your Confirmation number is 201604115746775**

**Date of Confirmation: 4/11/2016**

NOTE: When paying by ACH (Checking) it will take two business days for the payment to be debited from your bank account. Your account number is not verified until this payment is presented to your bank. They have the right to return this payment if unable to process this transaction against your account.

Your request for payment(s) of \$1209.70 has been received and is subject to approval by your financial institution. A confirmation of this order to pay will be sent to your e-mail.

### Account Information

**Name:** Robert M. Levesque  
**Address:** 40 School Street  
**City:** Westfield  
**State:** MA  
**Zip:** 01085  
**Email:** robl@rlaland.com

### Payment Information

**Payment Type:** Credit Card  
**Payer Name:** Robert M. Levesque  
**Card Number:** \*\*\*\*\*2045

### Transaction Information

Transaction	Quantity	Amount	Fee	Payment Type
Northampton Planning and Sustainability Planning Permits Permit: Other Property Owner Name: Historic Round Hill Summit, LLC & 1924, LLC Permit Application Name: Site Plan Approval Application - Clark School Assessors Map # for Work Location : 31B Assessors Block # Work Location: 004 & 006 Assessors Lot # for Work Location : 001 & 001 Email Address: robl@rlaland.com	1	\$1,209.70	\$0.00	Credit Card

---

**Total: \$1209.70**

## SECTION 3

---

### STORMWATER MANAGEMENT PERMIT APPLICATION



City of Northampton  
Department of Public Works

# STORMWATER MANAGEMENT PERMIT

## APPLICATION

Fee Paid: \_\_\_\_\_  
Date Paid: \_\_\_\_\_  
Permit #: \_\_\_\_\_  
Approved By: \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
(For DPW use only)

### 1. Project / Site Information

Project / Site Name: Proposed Clarke School Redevelopment

Project Street / Location: Round Hill Road

Assessor's Map: 31B-004 Parcel(s): 1

Estimated Area to be Disturbed (ft<sup>2</sup>): 98,100

Total Area of Impervious Surfaces: Existing Proposed  
(paved, parking, decks, roofs, etc.) (ft<sup>2</sup>) 145,140 142,230

Project Type (check one)	Permit Review and Inspection Fee
<input type="checkbox"/> Residential Site (1 unit and 1-5 Acres Disturbed)	\$700
<input type="checkbox"/> Residential Site (1 unit and greater than 5 Acres Disturbed)	\$1,100
<input type="checkbox"/> Minor Residential Subdivision (1 lot and disturbing 1 to 5 acres of land)	\$700 or \$1 per linear foot of roadway or common driveway (whichever is greater)
<input type="checkbox"/> Residential Subdivision and Other Residential such as Townhouse or Retirement Development (2 or more units in a common plan of development)	\$2000 or \$2 per linear foot of roadway or common driveway (whichever is greater)
<input type="checkbox"/> Commercial Subdivision	\$2000 or \$2 per linear foot of roadway or common driveway (whichever is greater)
<input checked="" type="checkbox"/> Commercial or Industrial Site	\$700 per acre disturbed (maximum of \$5,000)
<input type="checkbox"/> Land Disturbance Only (No change in site use or buildings. May include reconstruction of parking lots, roads, and driveways; utility work; and lawn and landscaping work.)	\$100 per acre disturbed

### 2. Applicant Information

Name: 1924, LLC (c/o Jim Hebert)

Address: 333 Elm Street, West Springfield, MA

Telephone: 413-734-1351

E-Mail: JHebert@checkwriterspayroll.com

Fax: N/A

### 3. Owner Information

(if different from Applicant)

Same as Applicant

### 4. Certification

I herby certify that the information contained herein including all attachments is true, accurate and complete to the best of my knowledge. Further, I grant the Northampton Department of Public Works and its agents permission to enter the property to review this application and make inspections during and after construction.

Applicant's Signature

Date

Owner's Signature

Date



## 5. Application Requirements

The application to the Northampton Department of Public Works (DPW) for a Stormwater Management Permit must include submission of the following:

- ☐ Completed and Signed Stormwater Management Permit Application
- ☐ Non-Refundable Permit Review and Inspection Fee (made out to *City of Northampton*)
- ☐ Stormwater Report as defined by the MA DEP 4/01/08 Stormwater Report Checklist
- ☐ Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan
- ☐ Three complete copies of the Stormwater Report and Erosion and Sedimentation Control Plan or SWPPP prepared by a professional engineer licensed by the Commonwealth of Massachusetts, and including the minimum documentation listed below (see the Northampton Stormwater Management Ordinance (Chapter 281) for more information):

### **Project Documentation:**

(Check circles below indicating that you have provided the following minimum information)

- ☐ Identify all operators for the project site and the portions over which each operator has control.
- ☐ All plans submitted have been prepared and stamped by a professional engineer licensed by the Commonwealth of Massachusetts
- ☐ The applicant has certified on the drawings that all clearing, grading, drainage, construction, and development shall be conducted in strict accordance with the plan
- ☐ Locus map
- ☐ The existing zoning, and land use at the site
- ☐ The proposed land use
- ☐ The location of existing and proposed easements
- ☐ The location of existing and proposed utilities
- ☐ The site's existing & proposed topography with contours at 2 foot intervals
- ☐ Soils investigation (by a Certified Soil Evaluator or Certified Professional Soil Scientist) including borings or test pits, to a depth greater than 4 ft. below estimated seasonal ground water for areas where construction of infiltration practices will occur.
- ☐ Estimated seasonal high groundwater elevation (November to April) in areas to be used for storm water retention, detention, or infiltration (by a Certified Soil Evaluator or Certified Professional Soil Scientist).
- ☐ A description & delineation of existing stormwater conveyances, impoundments, and wetlands on or adjacent to the site or into which storm water flows.
- ☐ A delineation of 100-year flood plains, if applicable.
- ☐ The existing and proposed vegetation and ground surfaces with runoff coefficient for each.
- ☐ A drainage area map showing pre and post construction watershed boundaries, drainage area, storm water flow paths, and receiving water.
- ☐ A description and drawings of all components of the proposed drainage system including:
  - 1) the structural details for all components of the proposed drainage systems and storm water management facilities (including size, inverts, and grade);
  - 2) all measures for the detention, retention or infiltration of water;
  - 3) all measures for the protection of water quality;
  - 4) notes on drawings specifying materials to be used, construction specifications, and typical;
  - 5) the existing and proposed site hydrology with supporting drainage calculations (including the 1,2,10, and 100 year NRCS design storms);

- 6) proposed improvements including location of buildings or other structures, impervious surfaces, and drainage facilities, if applicable;
  - 7) location, cross sections, and profiles of all potentially impacted brooks, streams, drainage swales and their method of stabilization; and
  - 8) proposed ownership of drainage system structures.
- Estimate of the total area expected to be disturbed by excavation, grading or other construction activities.
  - A description and location of all measures (i.e., Best Management Practices) that will be implemented as part of the construction activity to control pollutants in storm water discharges. A description of when each control measure will be implemented in the construction schedule, which operator is responsible for the implementation of each control measure and a maintenance and inspection schedule for each control measure during construction.
  - A description of construction and waste materials expected to be stored on-site, and a description of controls to reduce pollutants from these materials including storage practices to minimize exposure of the materials to storm water, and spill prevention and response.
  - Timing, schedules, and sequence of development including clearing, stripping, rough grading, construction, final grading, and vegetative stabilization.

## 6. Application Submission, Review, and Approval Procedures

1. **Application Submittal**: The application to the Northampton DPW for a Stormwater Management Permit must be submitted prior to or concurrently with any land use permit application. Submission of an application should be made to the Northampton Department of Public Works, 125 Locust St., Northampton, MA 01060. For more information and copies of the Northampton Stormwater Ordinance visit the DPW web site at <http://www.northamptonma.gov/dpw/Stormwater/> or contact Doug McDonald at 413-587-1582 or [dmcdonald@northamptonma.gov](mailto:dmcdonald@northamptonma.gov)
2. **Administrative Review**: The Northampton DPW will have 7 days from the receipt of the application to review the application for administrative completeness. Incomplete applications will be disapproved and returned to the applicant based on the determination that they are administratively incomplete.
3. **Review**: If the application is found to be complete, the Northampton DPW will review the application and supporting documents based on the criteria set forth in the Northampton Stormwater Management Ordinance (Chapter 281) and will take final action within 21 days (including the 7 day administrative review period) of the receipt of a complete application unless such time is extended by agreement between the applicant and the DPW.
4. **Final Action**: The Northampton DPW's final action will be in writing and will be sent to the applicant and the appropriate City Department(s) and Board(s).

## SECTION 4

---

### NARRATIVE ADDENDUM

## NARRATIVE ADDENDUM

### REQUEST TO AMEND - SITE PLAN APPROVAL APPLICATION

#### CLARKE SCHOOL REDEVELOPMENT PROJECT

Round Hill Road, Northampton, MA 01060

Parcel ID #31B-004-001 & 31B-006-001

RLA Project No. 150815

#### INTRODUCTION

The subject properties contain a portion of the former Clarke School for the Deaf campus and are located easterly and westerly of Round Hill Road in the City of Northampton. The original owner, Opal Real Estate Group, conveyed the property to Historic Round Hill Summit, LLC. Parcel 1, the western of the two subject parcels, has recently been conveyed to 1924, LLC.

Under the original Planning Board decision issued on October 15, 2012, the owner of the subject properties was Opal Real Estate Group of Springfield, MA. Said decision approved the proposed project with eleven conditions. To our knowledge, each of the eleven conditions has been satisfied excluding the Historic Restriction, which our office has been told will be finalized shortly.

The project proponents have tenants occupying space within the existing buildings on campus and the renovations of Rogers Hall and Hubbard Hall are ongoing. The renovation of Rogers and Hubbard Halls are consistent with the Planning Board decision; however, the build out will yield one less residential unit than originally contemplated. The remainder of the Clarke School Redevelopment Project, permitted under the October 15, 2012 Planning Board decision, has been or is being executed consistent with the original permit.

Parcel 1, located on the west side of Round Hill Road is owned by 1924, LLC and is managed by James Hebert. Mr. Hebert is also the managing member of Historic Round Hill Summit, LLC and the owner of Checkwriters, Inc, a West Springfield-based payroll and information technology company. Mr. Hebert is looking to relocate the Check Writers operation from their West Springfield offices to Gawith Hall located on the west side of Round Hill Road.

In order to prepare Gawith Hall and the grounds surrounding it for the Check Writers operation, there are a number of building and site improvements that are being proposed under this amendment. The changes proposed under the current amendment include but are not limited to, the demolition of the gymnasium building and adjacent tennis court, the partial demolition of the Boiler House to eliminate an unsightly concrete-block addition, the reuse of the Boiler House and Engineer's House as four (4) residential apartments, and reconfiguration of the parking lots and site improvements adjacent to Gawith and the Boiler House. The changes on the east side of Round Hill Road are limited to a parking lot lighting upgrade associated with Rogers Hall and Hubbard Hall.

## **PROPERTY DESCRIPTION AND RELEVANT PERMITTING HISTORY**

The project site lies within the URC zoning district and is part of the former Clarke School for the Deaf campus. The subject property is made up of two (2) parcels located on both the east and west sides of Round Hill Road in Northampton, MA. On the east side of Round Hill, Parcel 2 was divided from the parent parcel as shown on a Plan of Land in Northampton, Massachusetts surveyed for The Clarke School for the Deaf dated April 12, 2012 by Heritage Surveys and endorsed by the Planning Board on November 5, 2012. Parcel 2 is shown to include 3.670 acres and houses Hubbard Hall and Rogers Hall. On the west side of Round Hill, Parcel 1 was recently conveyed to 1924, LLC as shown on a ALTA/ASCM Land Title Survey of Land in Northampton, MA surveyed for Doucet & Associates, Inc, dated February 17, 2012 by Heritage Surveys, Inc. Parcel 1 is shown to include 8.074 acres and houses Gawith Hall, Adams Hall, Coolidge Hall, the Boiler House, Engineer's House, Maintenance Garage, Skinner Hall, and the Gymnasium.

The Clark School for the Deaf has consolidated their campus and the new owners of Parcels 1 and 2 are currently pursuing the redevelopment of portions of the former campus under a Planning Board decision issued on October 15, 2012. Under the amendments proposed herein, the owners of the property are requesting to amend the 2012 decision to allow for the various changes to the west side of the former campus and some minor lighting upgrades to the east side of the campus. The proposed changes to the project are detailed below under the Project Description section.

## **PROJECT DESCRIPTION**

### *Overview*

The project proponents are currently working under the Planning Board decision issued on October 15, 2012. Ongoing activities include the renovation of Rogers and Hubbard Hall located within Parcel 2 and the occupancy of Skinner Hall and other structures along the west side of the former campus. Under this amendment request, the proponents are planning on utilizing all of the buildings as originally contemplated under the original decision. Five (5) general changes are being requested under this amendment.

In the first change, the proponents are proposing the conversion of the existing Boiler House to three (3) high-end residential apartments. This conversion will include the selective demolition of an unsightly concrete-block addition that was added to the existing structure. The demolition of the block portion of the building (east side) will expose the eastern façade of the existing structure and will allow for the construction of a courtyard and separate residential access points to the building. As part of the Boiler House renovation project site, improvements are being proposed which include, but are not limited to, pedestrian walkway and patio construction, parking and vehicular access improvements, landscaping, and stormwater drainage improvements.

The second change proposed is the demolition of the existing gymnasium, tennis courts, and associated site improvements. The proponents have struggled since 2012 to find users for the gymnasium. Said demolition will reduce the financial burden of the structure, accommodate the site development needs of the Checkwriters operation and allow for additional landscaping and screening of the on-site activities.

The third change includes the selective demolition and reconstruction of the existing addition located at the northwest side of Gawith Hall. Said renovation includes exterior improvements and architectural changes to the building. As part of the Gawith renovation project, site improvements are being proposed which include but are not limited to pedestrian walkways, parking and vehicular access improvements, landscaping, and stormwater drainage improvements.

The fourth change is the reuse of the existing Engineer's Cottage as a residential apartment. The proposed reuse will focus on deferred maintenance and upgrades to the existing cottage. As part of the Boiler House work, two parking spaces will be provided for the Engineer's House.

Lastly, the proponent wishes to omit the proposed Parcel 4 from the amended Site Plan Approval application. Parcel 4 will be created through the submittal of an ANR plan at a later date. The existing driveway curb cut will be left in place in anticipation of the future residential use of said parcel.

In addition to the general building and site improvements described above, there are lighting improvements being proposed in the existing parking lot adjacent to Rogers Hall and Hubbard Hall. (See Section 5 of this package)

### *Parking*

Under the October 15, 2012 permit application Gawith Hall was analyzed to determine gross building area, peak hour trip generation, and parking calculations for the anticipated reuse. The building was calculated to have 33,992 gross square feet of leasable area with an allocation of said lease space of 20% to Medical/Dental office space totaling 6,789 s.f. and 80% Professional Office space totaling 27,194 s.f. The required parking for the Gawith Hall reuse, utilizing the above allocation of space, was 125 spaces.

The current proposal is to utilize Gawith in its entirety for Professional Office purposes. Utilizing a calculation of 1 space per 300 s.f. for Professional Office, the required parking for Gawith would be 113 spaces. The proposed amendment allocates 116 parking spaces to Gawith Hall including 5 handicapped parking spaces. This allocation of parking spaces adjacent to Gawith is integral to the success of the Checkwriters operation, will allow for the expansion of the business, and will provide for overflow and visitor parking from the residential tenants.

The proposed parking will be achieved by demolishing the existing gymnasium, tennis court, and the existing 34-space parking lot. The proponent will be reconstructing a new parking lot along the north side of Gawith Hall. Said parking area has been designed to meet or exceed the City of Northampton off-street parking design guidelines, as well as to meet the current landscaping and stormwater standards.

The Boiler House reuse was not contemplated in the October 15, 2012 decision. The conversion of the Boiler House will result in three (3) residential apartments. Based on a calculation of 2 parking spaces per residential unit, our proposal shows a total of six (6) spaces allocated to the Boiler House with an additional two (2) spaces for the Engineer's House, which is also to be used for residential purposes. The Boiler House parking will be achieved by creating a new

parking lot to the west of the Engineer's House, which will be accessed between the Engineer's house and Maintenance Garage via a new onsite driveway.

There are approximately 169 existing parking spaces within the subject properties. Under the original decision, there were 233 parking spaces required. A Special Permit was required due to the 64 space deficiency. The proposed amendment will remedy this by creating 90 new parking spaces; resulting in a total of 259 spaces. Therefore, a Special Permit for a reduced parking count is no longer required. There is an 82-space increase allocated to Gawith Hall and an 8-space increase in the new Boiler House and Engineer's House parking lot. Under the original permit issued, the Boiler House and the Engineer's House were listed as accessory to the main buildings on campus and no parking calculation was applied to them.

#### *Site Illumination*

The proposed illumination at the site will be provided by LED fixtures mounted atop poles and on building facades. Illumination will be provided for the parking area and will be sharply cut off to prevent light scatter and glare toward traffic and abutting properties. Contemporary fixtures will be utilized in lot areas, projecting light downwards in compliance with "dark sky" ideals. Existing wall packs will be replaced per the architectural plans and elevations. Please see the photometric plans and lighting cut sheets included in Section 5 of this application package.

#### *Site Landscaping*

The site landscaping is designed to enhance aesthetics, provide shade where available, and meet the requirements of the Zoning Ordinance for buffering, screening, and parking lot island plantings. The proposed planting palette includes deciduous plantings, flowering shrubs, and native trees. Site-specific constraints which affect landscaping include underground utilities, necessary overhead lighting, and the need to maintain sight lines at the proposed curb cut. Wherever possible, mature trees have been protected.

#### *Grading & Stormwater Management*

Under proposed conditions, improvements will be made to the existing stormwater management system. Two areas of enhanced stormwater management are proposed under this amendment. The new parking area and site improvements to the north of Gawith and the new parking lot and courtyard adjacent to the Boiler House and Engineer's House have been designed to attenuate stormwater flows from the new and existing impervious surfaces within the subject portions of the property. Please refer to the attached Drainage and Utilities Plans and associated Stormwater Report for more detail on stormwater management within the project site.

#### *Traffic*

##### Gawith

As part of the October 15, 2012 decision, peak-hour trip generation was studied for each of the buildings proposed to be reused at that time. The trip generation for Gawith Hall was calculated based on the gross square footage of the building broken down into two uses, medical/dental and professional office with a 20 percent, 80 percent split respectively. This original calculation showed the reuse of Gawith generating 34 peak-hour trips. The proposed reuse of Gawith will be professional office and therefore is exempt from the calculation for peak hour trips under the City's zoning ordinance. Regardless, the proposed use will generate less trips than those proposed under the original permit.

### Boiler House & Engineer's House

The reuse of the Boiler House and Engineer's house will result in four (4) residential apartment units which were not contemplated in the original permit issued. Based on the City's peak-hour trip generation rate of one (1) trip per dwelling unit for residential, the proposed reuse of the Boiler House and the Engineer's house will generate a de minimis four (4) peak-hour trips. It should be noted that as a result of the renovations on the east side of Round Hill Road, there will be one less unit than contemplated under the original decision thereby offsetting the four (4) new peak hour trips by one (1) trip. The calculated peak-hour trip generation is further reduced by 34-peak hour trips due to the exemption for general office.

### *Signage*

The project proponent will be submitting a sign package for the Checkwriters operation. The proponent is currently communicating with the Historic Commission regarding the amended project. Once the project is reviewed and approved by the Historic Commission the proponent will submit a sign package to the Planning Board for review and approval.

### NORTHAMPTON SITE PLAN REQUIREMENTS

Listed below are the seven (7) site plan/special permit requirements as listed by the Northampton zoning bylaw and the response of how this subject project meets those requirements:

#### *1. Will protect adjoining premises from seriously detrimental uses*

All of the uses proposed in this amendment were approved under the October 15, 2012 decision. The professional office use currently proposed under this amendment is less intense than the medical/dental and professional office split that was contemplated under the original decision. The proposed amendments will be in conformance with all applicable zoning regulations and include have provisions for surface water drainage, sound and sight buffers, along with preservation of views, light, and air.

#### *2. Will minimize and mitigate traffic impacts*

The proposed amendments include the abandonment of a driveway onto Bancroft Road and the installation of a new curbcut onto Round Hill Road. The elimination of the potential Gymnasium traffic coupled with the professional office use proposed within Gawith will have a mitigating effect on anticipated traffic impacts. Under the original decision traffic impacts were analyzed and mitigation was required as a condition of the permit. To our knowledge, all mitigation has been completed.

#### *3. Promote a harmonious relationship of structures and open space.*

There will be a reduction in building coverage due to the removal of Galbraith Gymnasium and a portion of the Boiler House building. The proposed site improvements have been sited in areas where buildings or other site features were being removed or behind structures



where open space would not be affected. A landscaping plan has been submitted with this application to mitigate site development impacts and enhance aesthetics.

*4. Protect the general welfare*

The proposed project has no foreseeable effects that would be detrimental to the public good. The proposed project will provide opportunities for a mix of residential and business units that will harmoniously occupy the buildings and grounds within the subject property. As mentioned above, all of the uses proposed in this amendment were approved in the original decision. The only new uses proposed under this amendment are the renovation of the Boiler House and Engineer's house and are residential in nature.

*5. Avoid overloading and mitigate impacts on City resources*

The proposed project will utilize existing utilities already provided by the City of Northampton. A stormwater management plan and report has been provided to show the details of stormwater attenuation proposed.

*6. Promote city planning objectives*

The proposed project will meet several guiding principles of the City of Northampton's Sustainable and Open Space Plan. The project includes the reuse of existing buildings and site improvements, thus reducing the potential for further development and reduction of natural resources such as open space. The conversion of Gawith Hall and the renovation to the Boiler House and Engineer's House allow the proponent to maintain as much of the character of the Clarke campus as possible. The new uses will support a diverse and integrated community that will provide the opportunity for residents to excel on a social and economic level.

Under the Municipal Transportation Plan for the City of Northampton, the proposed project will have the requisite accommodations for access to adjoining properties and neighborhoods by pedestrians, bicycles, and motor vehicles. This includes sidewalks, handicap accessibility, bike racks, and the location and arrangement of parking areas.

*7. Meet all zoning requirements.*

The proposed amendments meet all zoning requirements.

**END OF NARRATIVE ADDENDUM**

## SECTION 5

---

### LIGHTING INFORMATION

## DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

## SPECIFICATION FEATURES

### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

### Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

### Mounting

**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included.

For wall mounting, specify wall mount bracket option. 3G vibration rated. **QUICK MOUNT ARM:** Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

### Warranty

Five-year warranty.

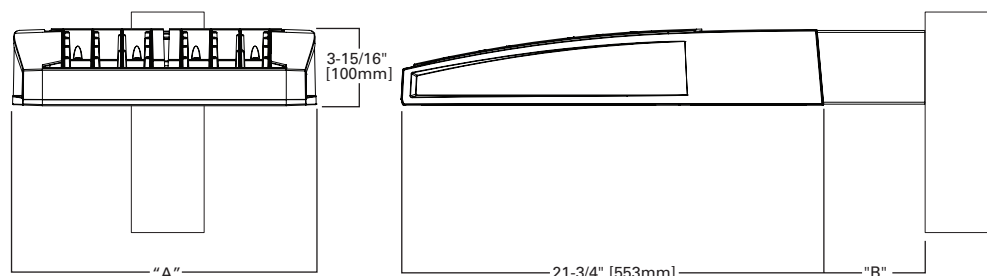


## GLEON GALLEON LED

1-10 Light Squares  
Solid State LED

AREA/SITE LUMINAIRE

## DIMENSIONS

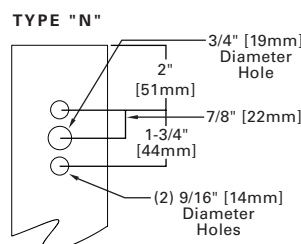


### DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

### DRILLING PATTERN



### CERTIFICATION DATA

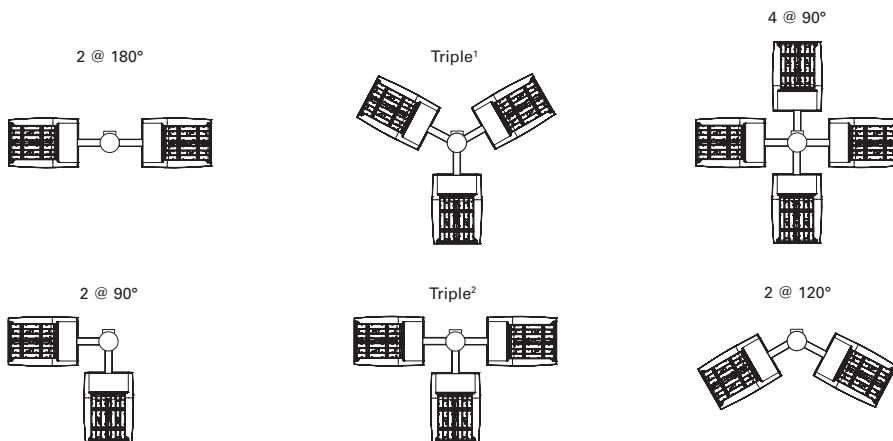
UL/cUL Wet Location Listed  
ISO 9001  
LM79 / LM80 Compliant  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium™ Qualified\*

### ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V & 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

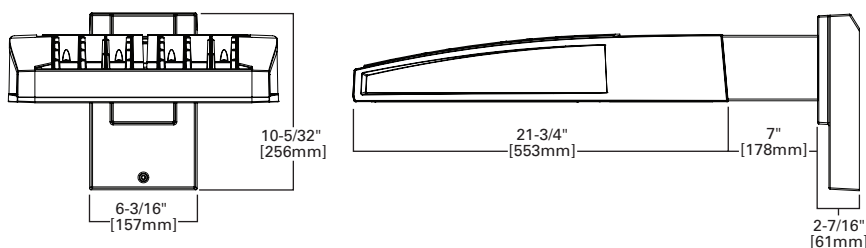
## ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

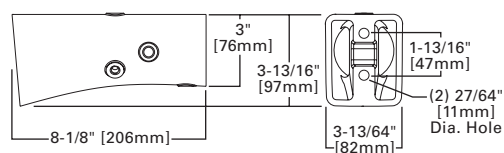


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

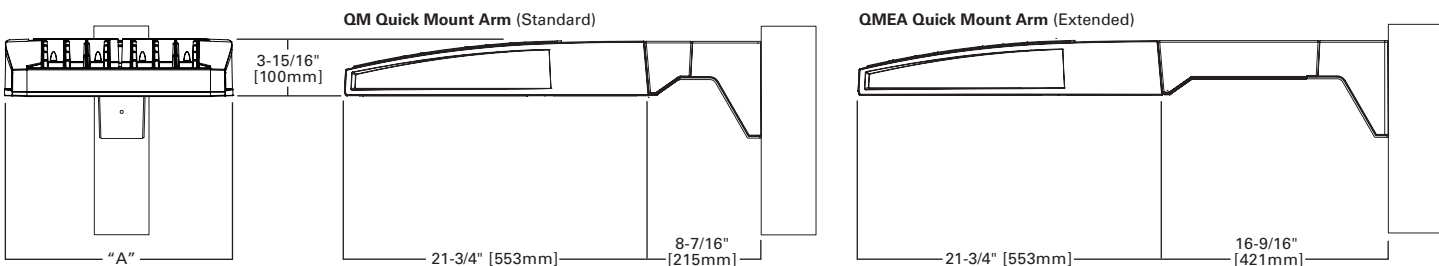
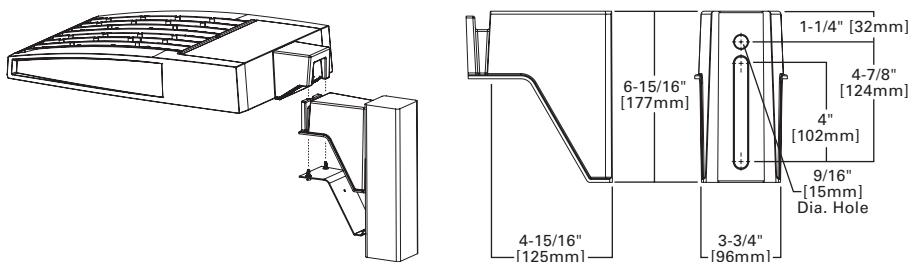
## STANDARD WALL MOUNT



## MAST ARM MOUNT



## QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

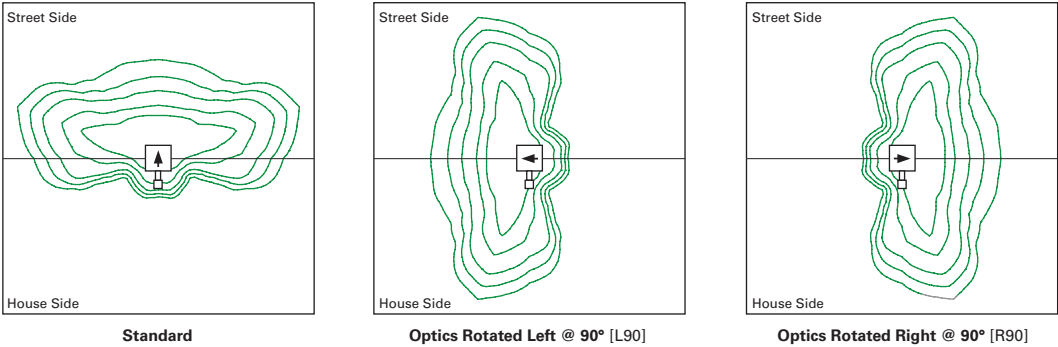


## QUICK MOUNT ARM DATA

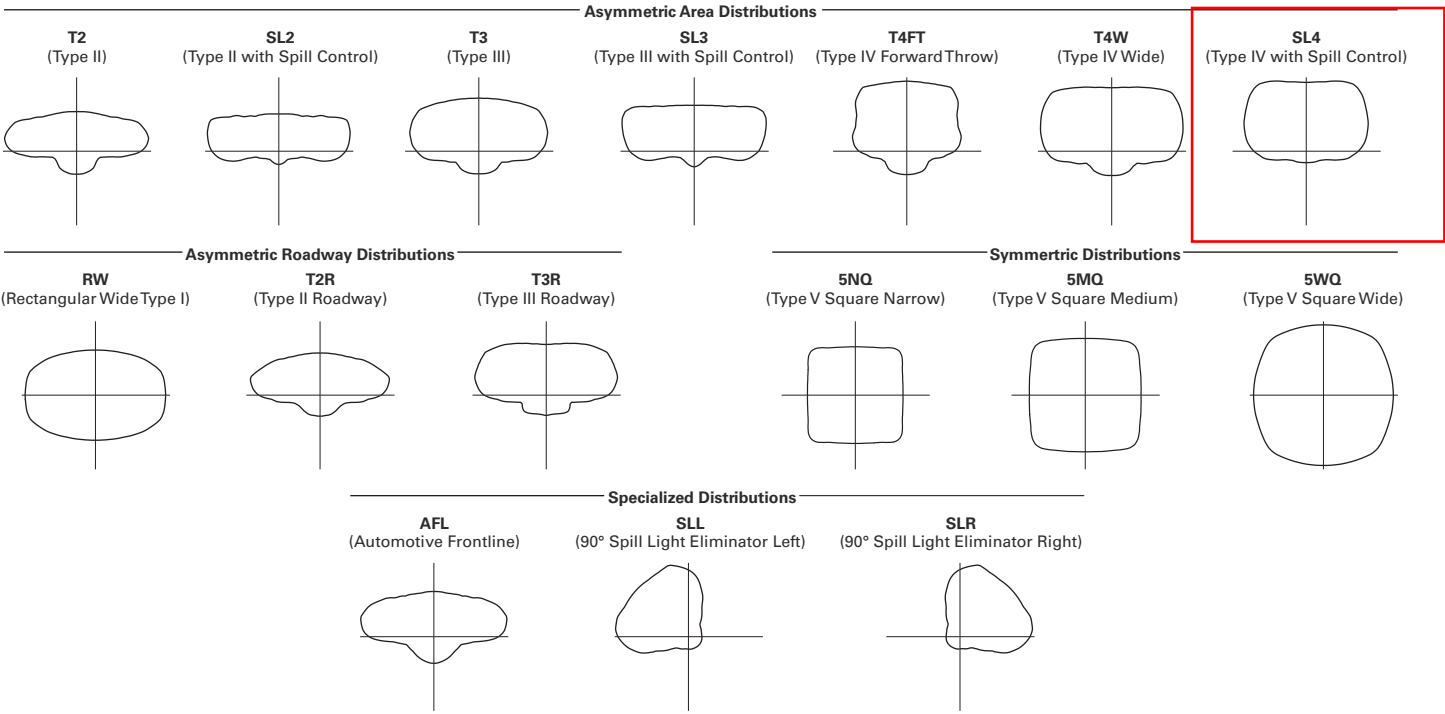
Number of Light Squares <sup>1,2</sup>	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 <sup>3</sup>	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS



## NOMINAL POWER AND LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)		56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)		0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)		0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)		0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)		0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
Optics											
T2	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
T3	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,288	44,940	49,756
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,320	52,392
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
5WQ	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

\* Nominal data for 4000K CCT.

## LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

## LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

\* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

## NOMINAL POWER AND LUMENS (700mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA
Nominal Power (Watts)		38	72	105	138	176	210	243	276	314	348
Input Current @ 120V (A)		0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86
Input Current @ 208V (A)		0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69
Input Current @ 240V (A)		0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49
Input Current @ 277V (A)		0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31
Optics											
T2	Lumens	3,854	7,531	11,237	14,847	18,395	22,013	26,033	29,497	32,904	36,430
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	Lumens	4,091	7,995	11,929	15,762	19,529	23,370	27,638	31,316	34,932	38,676
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	Lumens	3,928	7,676	11,453	15,133	18,750	22,437	26,534	30,065	33,537	37,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	Lumens	4,015	7,846	11,707	15,469	19,166	22,936	27,124	30,733	34,283	37,957
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	Lumens	3,951	7,720	11,519	15,221	18,858	22,567	26,688	30,240	33,732	37,347
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	3,900	7,620	11,370	15,024	18,615	22,276	26,343	29,849	33,296	36,864
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	Lumens	3,847	7,518	11,217	14,821	18,364	21,975	25,988	29,447	32,847	36,368
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	Lumens	3,927	7,675	11,451	15,131	18,747	22,434	26,531	30,061	33,533	37,126
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	Lumens	3,731	7,292	10,880	14,376	17,812	21,315	25,208	28,562	31,861	35,275
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	Lumens	4,051	7,916	11,811	15,606	19,336	23,139	27,365	31,006	34,587	38,294
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	Lumens	4,125	8,062	12,029	15,894	19,692	23,565	27,869	31,577	35,224	38,999
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	4,136	8,083	12,061	15,936	19,745	23,628	27,943	31,661	35,318	39,103
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	3,451	6,744	10,063	13,296	16,474	19,714	23,314	26,416	29,467	32,625
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	4,014	7,844	11,704	15,465	19,162	22,930	27,118	30,726	34,274	37,948
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	Lumens	4,029	7,873	11,747	15,522	19,231	23,014	27,216	30,838	34,399	38,086
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

\* Nominal data for 4000K CCT.

## LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

## LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

\* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

## NOMINAL POWER AND LUMENS (530MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA
Nominal Power (Watts)		30	54	80	105	130	159	184	209	234	259
Input Current @ 120V (A)		0.25	0.45	0.66	0.86	1.07	1.32	1.52	1.72	1.93	2.14
Input Current @ 208V (A)		0.17	0.28	0.39	0.51	0.63	0.78	0.9	1.02	1.14	1.26
Input Current @ 240V (A)		0.17	0.25	0.35	0.45	0.55	0.70	0.80	0.90	1.00	1.10
Input Current @ 277V (A)		0.19	0.24	0.32	0.40	0.49	0.64	0.72	0.80	0.89	0.98
Optics											
T2	Lumens	3,079	6,017	8,978	11,862	14,697	17,588	20,800	23,567	26,289	29,106
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
T2R	Lumens	3,269	6,388	9,531	12,593	15,603	18,672	22,082	25,020	27,909	30,900
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
T3	Lumens	3,138	6,133	9,150	12,091	14,980	17,926	21,200	24,021	26,795	29,667
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3R	Lumens	3,208	6,269	9,354	12,359	15,313	18,325	21,671	24,555	27,390	30,326
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T4FT	Lumens	3,156	6,168	9,203	12,161	15,067	18,030	21,323	24,160	26,950	29,839
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T4W	Lumens	3,116	6,088	9,084	12,004	14,872	17,797	21,047	23,848	26,602	29,453
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL2	Lumens	3,074	6,006	8,962	11,842	14,672	17,558	20,764	23,527	26,244	29,056
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	3,138	6,132	9,149	12,089	14,978	17,924	21,197	24,018	26,791	29,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	2,981	5,826	8,693	11,486	14,231	17,030	20,140	22,820	25,456	28,184
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
5NQ	Lumens	3,236	6,324	9,437	12,469	15,449	18,487	21,863	24,773	27,634	30,595
	BUG Rating	B1-U0-G0	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2
5MQ	Lumens	3,296	6,441	9,610	12,698	15,733	18,828	22,266	25,229	28,142	31,158
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	3,305	6,458	9,636	12,732	15,775	18,878	22,325	25,296	28,217	31,241
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	2,757	5,388	8,040	10,623	13,162	15,751	18,627	21,105	23,543	26,066
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	3,207	6,267	9,351	12,356	15,309	18,320	21,666	24,549	27,384	30,319
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
AFL	Lumens	3,219	6,290	9,385	12,401	15,365	18,387	21,745	24,638	27,484	30,429
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3

\* Nominal data for 4000K CCT.

## LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

## LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

\* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.



## ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family <sup>1,2</sup>	Light Engine	Number of Light Squares <sup>3</sup>	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AE=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 <sup>4</sup> 08=8 <sup>4</sup> 09=9 <sup>5</sup> 10=10 <sup>5</sup>	LED=Solid State Light Emitting Diodes	E1=(120-277V) 347=347V <sup>6</sup> 480=480V <sup>6,7</sup>	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm <sup>8</sup> MA=Mast Arm Adapter <sup>9</sup> WM=Wall Mount QM=Quick Mount Arm (Standard Length) <sup>10</sup> QMEA=Quick Mount Arm (Extended Length) <sup>11</sup>
Options (Add as Suffix)					Accessories (Order Separately)		
2L=Two Circuits <sup>12,13</sup> 7030=70 CRI / 3000K <sup>14</sup> 8030=80 CRI / 3000K <sup>15</sup> 7050=70 CRI / 5000K <sup>15</sup> 7060=70 CRI / 6000K <sup>14</sup> 530=Drive Current Factory Set to 530mA <sup>16</sup> 700=Drive Current Factory Set to 700mA <sup>16</sup> P=Button Type Photocontrol (120, 208, 240 or 277V) PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle R=NEMA Twistlock Photocontrol Receptacle HA=50°C High Ambient <sup>13,17</sup> MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height <sup>18,19,20,21,22</sup> MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>18,19,20,21,22</sup> MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>18,19,20,21</sup> MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) <sup>18,19,20,21,25</sup> MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height <sup>18,19,20,21,23</sup> MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height <sup>18,19,20,21,23,26</sup> MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>18,19,20,21,24,26</sup> MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) <sup>18,19,20,21,25,26</sup> MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height <sup>18,19,20,21,22</sup> MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height <sup>18,19,20,21,23</sup> MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height <sup>18,19,20,21,24</sup> MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) <sup>18,19,20,25</sup> DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>27</sup> DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>27</sup> L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing <sup>28</sup> HSS=Factory Installed House Side Shield <sup>29</sup> CE=CE Marking <sup>30</sup>					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>31</sup> GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit <sup>10</sup> GLEON-QM-EA=Quick Mount Extended Length Arm Kit <sup>11</sup> LS/HSS=Field Installed House Side Shield <sup>28,32</sup>		

## NOTES:

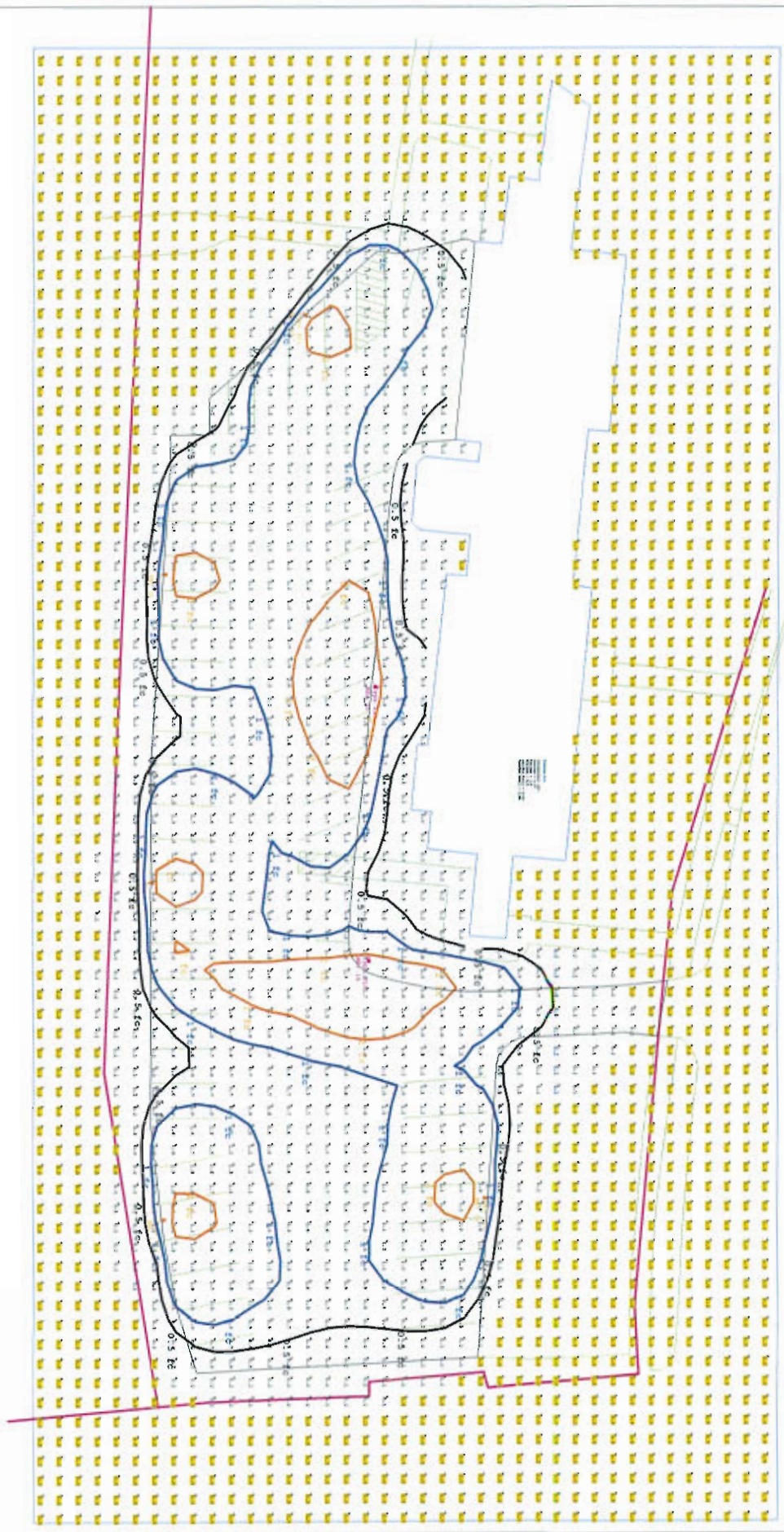
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- 2L is not available with MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
- 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
- Consult factory for more information.
- Utilizes internal step-down transformer when 347V or 480V is selected.
- The FSIR-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Not available with HA option.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of light squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See [www.eaton.com/lighting](http://www.eaton.com/lighting) for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the DIMRF, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- One required for each Light Square.







Luminaire Schedule				Calculation Summary			
Qty	Symbol	Label	Tag	Description	Lum. Lumens	IES	Units
5		Type S11	Modern-Dillon	GLDGM-AR-01-LED-E1-S14-HSS	4361	0.900	Avg
2		Type S14	Modern-Dillon	GLDGM-AR-01-LED-E1-T2	5372	0.900	Max
				Parking Lot			Min
							Avg/Min
							Max/Min



## SECTION 6

---

**"BUILDING AREAS SUMMARY, PEAK HOUR TRIP GENERATION, &  
PARKING CALCULATIONS" BY DOUCET & ASSOCIATES, INC.,  
REVISED SEPTEMBER 24, 2012**

**OPAL Real Estate Group, Inc**  
**Clarke School Redevelopment Project**  
**Building Areas Summary, Peak-Hour Trip Generation, and Parking Calculations**

**Building Areas Summary:**

Below is a summary of the gross building areas and an approximation of leasable area per floor per building for the Clarke School Mixed Use Redevelopment Project. It is important to note that the leasable areas are based on draft conceptual building layouts and are estimated high to provide a conservative analysis. The leasable area totals are subject to change based on the project's phased implementation, i.e., as tenant needs become understood.

Building Name*	Gawith 46		Adams 40		Coolidge 48		Skinner 54		Rogers 49		Hubbard** 47	
Round Hill Road Address	Gross (sf)	Projected Leasable (sf)	Gross (sf)	Projected Leasable (sf)	Gross (sf)	Projected Leasable (sf)	Gross (sf)	Projected Leasable (sf)	Gross (sf)	Projected Leasable (sf)	Gross (sf)	Projected Leasable (sf)
Building Area												
Cellar***	9,728	0	2,140	0	0	0	0	0	0	0	0	0
Sub-Basement**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,652	1,945
Basement	0	0	0	0	4,172	2,086	4,690	2,919	7,158	4,282	14,148	9,906
1st Floor	12,359	4,699	2,140	2,140	4,198	2,922	4,637	3,220	6,826	3,818	14,135	10,101
2nd Floor	12,249	7,352	2,140	2,140	4,161	2,886	4,649	3,691	6,730	3,604	7,310	5,457
3rd Floor	9,384	6,760	0	0	0	0	0	0	6,730	4,081	0	0
<b>Subtotals***</b>	<b>33,992</b>	<b>18,811</b>	<b>4,280</b>	<b>4,280</b>	<b>12,531</b>	<b>7,894</b>	<b>13,976</b>	<b>9,830</b>	<b>27,444</b>	<b>15,785</b>	<b>40,245</b>	<b>27,409</b>

	Gross (sf)	Projected Leasable (sf)	Projected Percent Leasable
West Side of Campus (Gawith, Adams, Coolidge, Skinner):	64,779	40,815	63.0%
East Side of Campus (Rogers & Hubbard):	67,689	43,194	63.8%
<b>Project Totals*</b>	<b>132,468</b>	<b>84,009</b>	<b>63.4%</b>

\* There is no change in proposed use for the Accessory Use Buildings (Boiler Room, Engineer's House, Maintenance Garage, Galbraith). Therefore, these buildings are not included in this building area summary.

\*\* Hubbard Hall is built on a steep slope and allows for a "sub-level" basement.

\*\*\* Per zoning, cellars do not count towards gross area totals. Cellar areas are provided for reference only and are not carried through to the remainder of the calculations.

**Clarke School Redevelopment Project**

**Building Areas Summary, Peak-Hour Trip Generation, and Parking Calculations**

**Projected Breakdown of Gross Area by Use:**

The use breakdown provided herein is subject to change for this phased historic redevelopment project as the actual leasing becomes understood. This breakdown has been created to establish a conservative estimate of building uses.

Building Name	Use Description (Per City Trip Generation Table)	Use Allocation (%)	Sub- Basement (sf)	Basement (sf)	1st Floor (sf)	2nd Floor (sf)	3rd Floor (sf)	Gross per Total (sf)	Use Description (Per City Trip Generation Table)
Gawith	Medical/Dental	20%	N/A	N/A	2,472	2,450	1,877	6,798	Medical/Dental
	Professional Office <sup>1</sup>	80%	N/A	N/A	9,887	9,799	7,507	27,194	Prof. Office <sup>1</sup>
	Other Office <sup>1</sup>	Note 2	Included within "Medical/Dental" allocation					-	Other Office <sup>1</sup>
	Residential	Note 2	N/A	N/A	N/A	N/A	N/A	-	Residential
	<b>Gross (sf)</b>	100%	N/A	N/A	12,359	12,249	9,384	33,992	<b>Gross (sf)</b>
Adams	Medical/Dental	0%	No Medical / Dental Expected for Adams					-	Medical/Dental
	Professional Office <sup>1</sup>	80%	N/A	N/A	1,712	1,712	-	3,424	Prof. Office <sup>1</sup>
	Other Office <sup>1</sup>	20%	N/A	N/A	428	428	-	856	Other Office <sup>1</sup>
	Residential	Note 2	N/A	N/A	N/A	N/A	N/A	-	Residential
	<b>Gross (sf)</b>	100%	N/A	N/A	2,140	2,140	-	4,280	<b>Gross (sf)</b>
Coolidge <sup>3</sup>	Medical/Dental	0%	N/A	N/A	N/A	N/A	N/A	-	Medical/Dental
	Professional Office <sup>1</sup>	100%	N/A	4,172	N/A	N/A	N/A	4,172	Prof. Office <sup>1</sup>
	Day-Care	0%	N/A	N/A	N/A	N/A	N/A	-	Day-Care
	Other Office <sup>1</sup>	0%	N/A	N/A	N/A	N/A	N/A	-	Other Office <sup>1</sup>
	Residential	0%	N/A	N/A	N/A	N/A	N/A	-	Residential
	Medical/Dental	0%	N/A	N/A	-	-	N/A	-	Medical/Dental
	Professional Office <sup>1</sup>	29%	N/A	N/A	1,198	-	N/A	1,198	Prof. Office <sup>1</sup>
	Day-Care	71%	N/A	N/A	3,000	-	N/A	3,000	Day-Care
	Other Office <sup>1</sup>	0%	N/A	N/A	-	-	N/A	-	Other Office <sup>1</sup>
	Residential	0%	N/A	N/A	-	-	N/A	-	Residential
	Medical/Dental <sup>3</sup>	60%	N/A	N/A	-	2,497	N/A	2,497	Medical/Dental <sup>3</sup>
	Professional Office <sup>1</sup>	40%	N/A	N/A	-	1,664	N/A	1,664	Prof. Office <sup>1</sup>
	Day-Care	0%	N/A	N/A	-	-	N/A	-	Day-Care
	Other Office <sup>1</sup>	Note 2	Included within "Medical/Dental" allocation					-	Other Office <sup>1</sup>
	Residential	Note 2	N/A	N/A	N/A	N/A	N/A	-	Residential
	<b>Gross (sf)</b>	100%	N/A	4,172	4,198	4,161	N/A	12,531	<b>Gross (sf)</b>

(Table for Breakdown of Gross Area by Use Continued on next page)

**OPAL Real Estate Group, Inc**  
**Clarke School Redevelopment Project**  
**Building Areas Summary, Peak-Hour Trip Generation, and Parking Calculations**

**Projected Breakdown of Gross Area by Use (Continued):**

Building Name	Use Description (Per City Trip Generation Table)	Use Allocation (%)	Sub- Basement (sf)	Basement (sf)	1st Floor (sf)	2nd Floor (sf)	3rd Floor (sf)	Total Gross per Use (sf)	Use Description (Per City Trip Generation Table)
Skinner	Medical/Dental	20%	N/A	938	927	930	N/A	2,795	Medical/Dental
	Professional Office <sup>1</sup>	80%	N/A	3,752	3,710	3,719	N/A	11,181	Prof. Office <sup>1</sup>
	Other Office <sup>1</sup>	Note 2	Included within "Medical/Dental" allocation					-	Other Office <sup>1</sup>
	Residential	Note 2	N/A	N/A	N/A	N/A	N/A	-	Residential
	<b>Gross (sf)</b>	100%	N/A	4,690	4,637	4,649	N/A	13,976	<b>Gross (sf)</b>
Rogers	Medical/Dental	0%	N/A	-	-	-	-	-	Medical/Dental
	Professional Office <sup>1</sup>	0%	N/A	-	-	-	-	-	Prof. Office <sup>1</sup>
	Other Office <sup>1</sup>	0%	N/A	-	-	-	-	-	Other Office <sup>1</sup>
	Residential	100%	N/A	7,158	6,826	6,730	6,730	27,444	Residential
	<b>Gross (sf)</b>	100%	N/A	7,158	6,826	6,730	6,730	27,444	<b>Gross (sf)</b>
Hubbard	Medical/Dental	0%	N/A	-	-	-	-	-	Medical/Dental
	Professional Office <sup>1</sup>	0%	N/A	-	-	-	-	-	Prof. Office <sup>1</sup>
	Other Office <sup>1</sup>	0%	N/A	-	-	-	-	-	Other Office <sup>1</sup>
	Residential	100%	4,652	14,148	14,135	7,310	N/A	40,245	Residential
	<b>Gross (sf)</b>	100%	4,652	14,148	14,135	7,310	N/A	40,245	<b>Gross (sf)</b>

Table Notes:

- "Other Office" use includes offices that service customers or individuals as a primary function. Offices that see customers or individuals occasionally or as an accessory function are considered "Professional Offices".
- Per the Northampton Zoning Ordinance, Medical/Dental use generates the highest peak-hour trips and parking requirements rates of all the uses proposed for the campus. Therefore, for this building, the medical / dental use has been projected for the maximum allowable percentage, and should "other office" or "residential" uses be proposed in the future for this building they will deduct from the allowable parking and peak hour trips resulting from the medical/dental use.
- The entire 20% of total building gross area allowance for "medical/dental" or "other offices" is applied to the second floor of Coolidge because the first floor is 100% day-care and the first floor is set aside for professional offices. 60% of the second floor gross area (2,497 sf) is slightly less than the 20% of the total building area (2,506 sf).



**OPAL Real Estate Group, Inc**  
**Clarke School Redevelopment Project**  
**Building Areas Summary, Peak-Hour Trip Generation, and Parking Calculations**

**Peak-Hour Trips and Parking Calculations Based on Gross Building Areas:**

The below calculations of parking requirements and peak-hour trip generation are based on City Zoning Ordinance rates applied against the above provided breakdown of building gross area by use. Section 350-11.6.(2) provides peak-hour trip generation rates. Section 350-8.1.C. provides parking rates.

City Peak-Hour Trip Generation Rates (Trip/1,000 sf)		Overall Gross					Medical/ Dental	Professional   Office	Other Office	Residential	Day-Care	Totals	Rounded Totals
City Parking Requirements Rates (One space per)													
Gawith	Gross sf per use	33,992	6,798	27,194	0	0	0	0	0	0	0	33,992	Gross Area (sf)
	Peak-Hour Trips	N/A	33.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.99	Peak-Hour Trips
	Required Parking	N/A	33.99	90.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124.64	Required Parking
Adams	Gross sf per use	4,280	0	3,424	856	0	0	0	0	0	0	4,280	Gross Area (sf)
	Peak-Hour Trips	N/A	0.00	0.00	1.71	0.00	0.00	0.00	0.00	0.00	0.00	1.71	Peak-Hour Trips
	Required Parking	N/A	0.00	11.41	2.85	0.00	0.00	0.00	0.00	0.00	0.00	14.27	Required Parking
Coolidge	Gross sf per use	12,531	2,497	7,034	0	0	0	0	0	0	3,000	12,531	Gross Area (sf)
	Peak-Hour Trips	N/A	12.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	42.48	Peak-Hour Trips
	Required Parking	N/A	12.48	23.45	0.00	0.00	0.00	0.00	0.00	0.00	7.50	43.43	Required Parking
Skinner	Gross sf per use	13,976	2,795	11,181	0	0	0	0	0	0	0	13,976	Gross Area (sf)
	Peak-Hour Trips	N/A	13.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.98	Peak-Hour Trips
	Required Parking	N/A	13.98	37.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.25	Required Parking
Totals for West Side of Round Hill Road													
												64,779	Gross Area (sf)
												92	Peak-Hour Trips
												233	Required Parking

(Peak-Hour Trips and Parking Calculations continued on next page)



**OPAL Real Estate Group, Inc**  
**Clarke School Redevelopment Project**  
**Building Areas Summary, Peak-Hour Trip Generation, and Parking Calculations**

Peak-Hour Trips and Parking Calculations Based on Gross Building Areas (continued):

	Overall Gross				Medical/Dental	Professional Office	Other Office	Residential	Day-Care	Totals	Rounded Totals
	City Peak-Hour Trip Generation Rates (Trip/1,000 sf)	City Parking Requirements Rates (One space per)	Gross sf per use	Peak-Hour Trips	Required Parking	5	0 (Exempt)	2	1 per dwelling	10	
						200	300	300	500 (max 2/unit)	400	
<b>Rogers</b>			27,444	0	0	0	0	0	27,444	0	27,444
				0.00	0.00	0.00	0.00	0.00	15.00	0.00	15.00
				N/A	0.00	0.00	0.00	0.00	24.00	0.00	24.00
<b>Hubbard</b>			40,245	0	0	0	0	0	40,245	0	40,245
				0.00	0.00	0.00	0.00	0.00	23.00	0.00	23.00
				N/A	0.00	0.00	0.00	0.00	42.00	0.00	42.00

**Residential (Rogers & Hubbard) Summary:**

Required Parking for Rogers and Hubbard are calculated based on 1 space / 500 sf with a maximum of 2 spaces / dwelling unit:  
 (Dwelling Units with less than 750 sf require only (1) parking space)

	Rogers		Hubbard	
	Units	Parking	Units	Parking
Dwelling Units > 750 sf	9	18	19	38
Dwelling Units < 750 sf	6	6	4	4
<b>Subtotals</b>	<b>15</b>	<b>24</b>	<b>23</b>	<b>42</b>

<b>Residential Totals (east side of Round Hill Road):</b>	Units		38
	Required Parking		66

<b>Totals for East Side of Round Hill Road</b>	<b>Gross Area (sf)</b>	67,689
	<b>Peak-Hour Trips</b>	38
	<b>Required Parking</b>	66

<b>Unadjusted Overall Project Totals</b>	<b>Gross Area (sf)</b>	132,468
	<b>Peak-Hour Trips</b>	130
	<b>Required Parking</b>	299

**OPAL Real Estate Group, Inc**  
**Clarke School Redevelopment Project**

**Building Areas Summary, Peak-Hour Trip Generation, and Parking Calculations**

Above calculations of Peak-Hour Trips and Parking Requirements are based on Gross Building Areas. As can be seen in the Building Area calculations, the leasable areas provided are approximately 63 % of the overall gross for the office space on the westerly side of Round Hill Rd. This inefficiency of gross area use is due to the realities of renovating historic educational buildings into the uses proposed for this project. In particular this is true for this design as it does not impact the exterior of the buildings. Further, it is important to note that the provided leasable areas are conservative as they include a safety factor to allot additional leasable space over and above what may actually be usable in these buildings.

To evaluate peak-hour trip generation and parking requirements for a more typical allocation of accessory uses, adjustment factor calculations are provided below. Note that this adjustment is not proposed for the residential uses as the City trip generation and parking requirements are based on the number of units and not the gross building area. Also, the day-care use requirements are not proposed to be adjusted, as these are based on a preliminary lease agreement for 3,000 sf.

Establish Leasable Area (from Building Areas Summary, above):  $63.0\% \times \text{Gross Area} = \text{Leasable Area}$   
 Apply 12% Accessory Use Adjustment Factor:  $63.0\% \times \text{Gross Area} \times 1.12 =$  Adjusted Leasable  
70.6% x Gross =

As the parking and peak-hour trip rates are direct factors of the gross building area, these totals can be substituted for gross area in this adjustment formula (with daycare requirements pulled out with no adjustment factor):

Daycare + Remaining Peak-Hour Trips x 70.6% = Adjusted Peak-Hour Trips 30+(62 trips x 0.706) = 73.8 Peak-Hour Trips  
 Daycare + Remaining Req'd Parking x 70.6% = Adjusted Required Parking 7.5+(225.5 spaces x 0.706) = 166.6 Parking Spaces

<b>Adjusted Totals for West Side of Round Hill Road</b>	<b>74</b>	<b>Peak-Hour Trips</b>
	167	<b>Required Parking</b>
<b>Updated Project Totals (Full Project)</b>		
	112	<b>Peak-Hour Trips</b>
	233	<b>Required Parking</b>

(Note the "Full Project" Totals are the summation of "Adjusted Totals for West Side of Round Hill Road" and the "Totals for East Side of Round Hill Road")

Further, the Clarke School for the Deaf has historically impacted the local roadways with additional traffic. It is understood that the Clarke School operations will remain present on the Bell Hall parcel, but these are significantly reduced when compared to the campus' historical traffic generation. Therefore, a deduction of 10 trips from the Overall Project Totals is applied to calculate the mitigation fee (this adjustment factor was discussed with the Office of Planning and Development and is also supported by discussions with the Clarke School for operations)

**Mitigation payment for URC District, per Section 350-11.6 of Zoning Ordinance:**

\$ 1,000 per peak trip  
 (112 peak hour trips - 10 trip reduction) x \$1,000 per peak trip = \$102000  
 \$ 102,000 Mitigation Fee

## SECTION 7

---

### 2012 ZONING PERMIT AND BUILDING OFFICIAL CHECKLIST

AUG 31 2012

DEPT. OF BUILDING INSPECTIONS  
NORTHAMPTON, MA 01060

File No. MP-13-30

## ZONING PERMIT APPLICATION (§10.2)

**Please type or print all information and return this form to the Building Inspector's Office with the \$15 filing fee (check or money order) payable to the City of Northampton**

1. Name of Applicant: Daniel T. Dodge, Director of Development, OPAL Real Estate Group  
Address: 1776 Main Street - Springfield, MA 01102 Telephone: 413-726-9809
2. Owner of Property: OPAL Real Estate Group  
Address: 1776 Main Street - Springfield, MA 01102 Telephone: 413-726-9825
3. Status of Applicant: Owner ☒ Contract Purchaser \_\_\_\_\_ Lessee \_\_\_\_\_ Other (explain) \_\_\_\_\_
4. Job Location: The Clarke School Campus: Round Hill Road - Northampton, MA

Parcel Id: \_\_\_\_\_ Zoning Map# \_\_\_\_\_ Parcel# \_\_\_\_\_ District(s): \_\_\_\_\_

In Elm Street District \_\_\_\_\_ In Central Business District \_\_\_\_\_  
(TO BE FILLED IN BY THE BUILDING DEPARTMENT)

5. Existing Use of Structure/Property: Residential and Educational
6. Description of Proposed Use/Work/Project/Occupation: (Use additional sheets if necessary):  
Renovation of existing educational buildings to:  
East side of roadway: Residential  
West side of roadway: Commercial office space and day-care with possible residential.  
The renovations are planned to be phased according to leasing.
7. Attached Plans: Sketch Plan \_\_\_\_\_ Site Plan \_\_\_\_\_ Engineered/Surveyed Plans ☒
8. Has a Special Permit/Variance/Finding ever been issued for/on the site?  
NO \_\_\_\_\_ DON'T KNOW ☒ YES \_\_\_\_\_ IF YES, date issued: \_\_\_\_\_  
IF YES: Was the permit recorded at the Registry of Deeds?  
NO \_\_\_\_\_ DON'T KNOW \_\_\_\_\_ YES \_\_\_\_\_  
IF YES: enter Book \_\_\_\_\_ Page \_\_\_\_\_ and/or Document # \_\_\_\_\_
9. Does the site contain a brook, body of water or wetlands? NO ☒ DON'T KNOW \_\_\_\_\_ YES \_\_\_\_\_  
IF YES, has a permit been or need to be obtained from the Conservation Commission?  
Needs to be obtained \_\_\_\_\_ Obtained \_\_\_\_\_, date issued: \_\_\_\_\_

(Form Continues On Other Side)

10. Do any signs exist on the property? YES X NO       

IF YES, describe size, type and location: Various traffic way finding signs of various sizes (i.e. No Parking, Stop, etc.)

Are there any proposed changes to or additions of signs intended for the property? YES X NO       

IF YES, describe size, type and location: Additional traffic way finding signs will be identified on the final plans.

11. Will the construction activity disturb (clearing, grading, excavation, or filling) over 1 acre or is it part of a common plan of development that will disturb over 1 acre? YES        NO X

IF YES, then a Northampton Storm Water Management Permit from the DPW is required.

12. ALL INFORMATION MUST BE COMPLETED, or PERMIT CAN BE DENIED DUE TO LACK OF INFORMATION

Parcel #1 = westerly of Round Hill Road; Parcel #2 = easterly of Round Hill Road  
\* Note 1: Parcel #2 "Proposed" excludes Bell Hall, which will be retained by the Clarke School. A separate ANR Survey will be submitted for Bell Hall.

*This column reserved  
for use by the Building  
Department*

	EXISTING	PROPOSED	REQUIRED BY ZONING
Lot Size	Parcel #1 = 8.074 acres Parcel #2 = 5.759 acres	Parcel #1 = 8.074 acres Parcel #2 = 4.472 acres*	
Frontage Round Hill Road Round Hill Road	Parcel #1 = 585.72 feet Parcel #2 = 849.24 feet	Parcel #1 = 585.72 feet Parcel #2 = 469.09 feet*	
Setbacks Front Side Rear	Parcel #1 = 20.6 feet Parcel #2 = 26.3 feet L: #1 = 5.7 feet R: #1 = 2.8 feet #2 = 20 feet #2 = 30.8 feet Parcel #1 = 37.9 feet Parcel #2 = 41.5 feet	Parcel #1 = 20.6 feet Parcel #2 = 26.3 feet L: #1 = 5.7 feet R: #1 = 2.8 feet #2 = 20 feet #2 = 24.4 feet* Parcel #1 = 37.9 feet Parcel #2 = 75.1 feet*	L: R:
Building Height	Parcel #1 = 46.3 feet Parcel #2 = 40 feet	Parcel #1 = 46.3 feet Parcel #2 = 39 feet*	
Building Square Footage	Parcel #1 = 48,850 SF Parcel #2 = 37,112 SF	Parcel #1 = 31,317 SF Parcel #2 = 39,267 SF*	
% Open Space: (lot area minus building & paved parking)	Parcel #1 = 64.8% Parcel #2 = 75.8%	Parcel #1 = 64.8% Parcel #2 = 82.2%*	
# of Parking Spaces	Parcel #1 = 108 + 4 HC Parcel #2 = 47 + 1 HC	Parcel #1 = 119 + 5 HC Parcel #2 = 55 + 1 HC* See Note 2, Below.	
# of Loading Docks	Parcel #1 = 1 Parcel #2 = 1	Parcel #1 = 1 Parcel #2 = 1	
Fill: (volume & location)	N/A	N/A	

Note 2: Applicant requests a 20% reduction in parking requirements for total allowable parking of: 225 Total Spaces.

13. Certification: I hereby certify that the information contained herein is true and accurate to the best of my knowledge.

Date: 8/29/12 Applicant's Signature James T. Taylor

NOTE: Issuance of a zoning permit does not relieve an applicant's burden to comply with all zoning requirements and obtain all required permits from the Board of Health, Conservation Commission, Historic and Architectural Boards, Department of Public Works and other applicable permit granting authorities.

APPLICANT/CONTACT PERSON DOUCET & ASSOCIATES, INC  
ADDRESS/PHONE 136 WEST ST (413) 517-0133 (22)

PROPERTY LOCATION ROUND HILL RD - CLARKE SCHOOL CAMPUS  
MAP 31B PARCEL 004 001 ZONE URC(100)

THIS SECTION FOR OFFICIAL USE ONLY:  
PERMIT APPLICATION CHECKLIST

	ENCLOSED	REQUIRED	DATE
ZONING FORM FILLED OUT			
Fee Paid	4277	\$15	
Building Permit Filled out			
Fee Paid			
Type of Construction: ZPA - USE			
New Construction			
Non Structural interior renovations			
Addition to Existing			
Accessory Structure			
Building Plans Included:			
Owner/ Statement or License			
3 sets of Plans / Plot Plan			

**THE FOLLOWING ACTION HAS BEEN TAKEN ON THIS APPLICATION BASED ON INFORMATION PRESENTED:**

☐ Approved ☒ Additional permits required (see below)

PLANNING BOARD PERMIT REQUIRED UNDER: § 350 - ATTACHMENT 1:3 (RE-USE)

Intermediate Project: ☒ Site Plan AND/OR ☐ Special Permit with Site Plan  
Major Project: ☒ Site Plan AND/OR ☐ Special Permit with Site Plan

Note: Per follow-up by  
Building Commissioner on  
9/10/2012, Major Site Plan  
Approval (no Special Permit)  
is required.

ZONING BOARD PERMIT REQUIRED UNDER: §

Finding ☐ Special Permit ☐ Variance\* ☐

☐ Received & Recorded at Registry of Deeds ☐ Proof Enclosed ☐

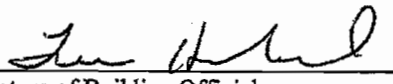
Other Permits Required:

☐ Curb Cut from DPW ☐ Water Availability ☐ Sewer Availability

☐ Septic Approval Board of Health ☐ Well Water Potability Board of Health

☐ Permit from Conservation Commission ☐ Permit from CB Architecture Committee

☐ Permit from Elm Street Commission ☐ Permit DPW Storm Water Management

  
Signature of Building Official

8/6/12  
Date

Note: Issuance of a Zoning permit does not relieve a applicant's burden to comply with all zoning requirements and obtain all required permits from Board of Health, Conservation Commission, Department of public works and other applicable permit granting authorities.

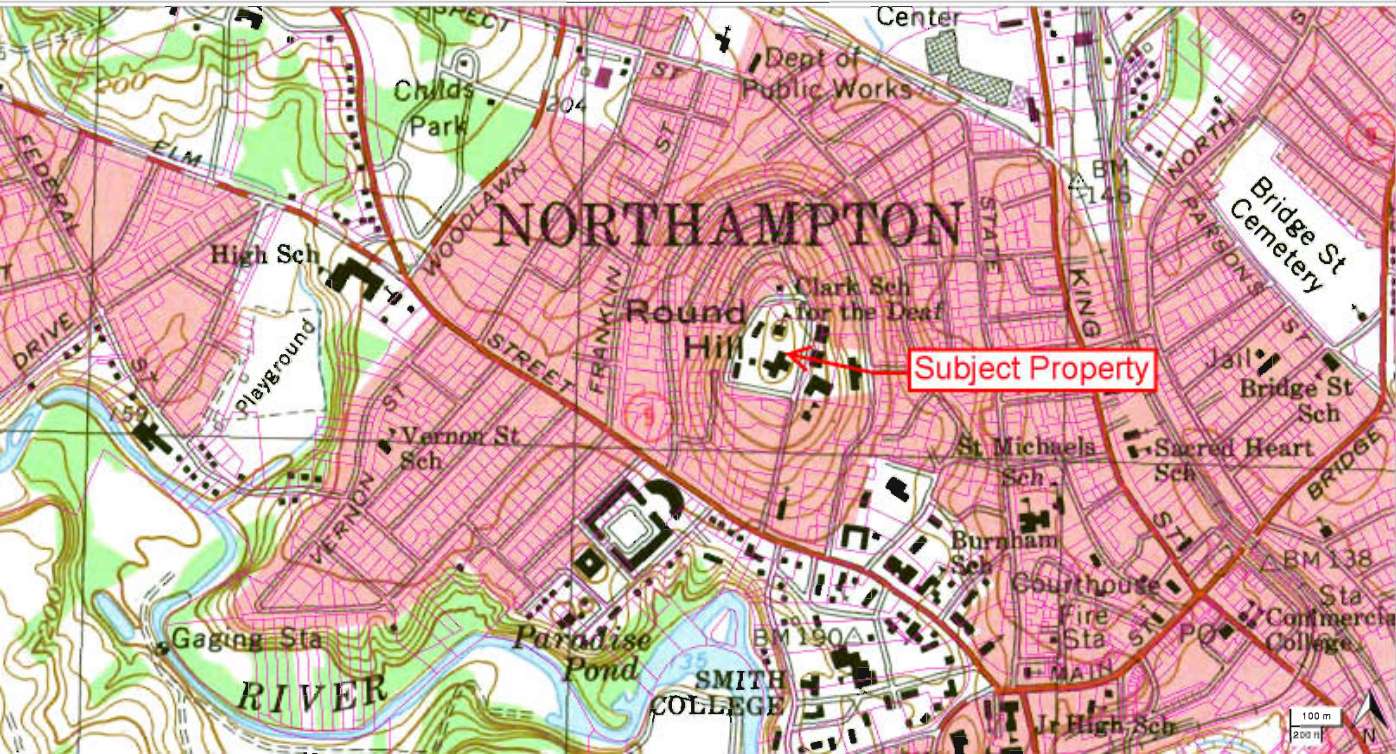
\* Variances are granted only to those applicants who meet the strict standards of MGL 40A. Contact the Office of Planning & Development for more information.

## SECTION 8

---

### LOCUS MAP





Tax Parcels

USGS Topographic Maps

Tax Parcels for Query

Detailed Features

Structures



## SECTION 9

---

DEEDS



Bk: 11295Pg: 142 Page: 1 of 10  
Recorded: 04/26/2013 02:35 PM

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 04/26/2013 02:35 PM  
ctrl# 029364 01694 Doc# 00009648  
Fee: \$21,888.00 Cons: \$4,800,000.00

## QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS**, that **THE CLARKE SCHOOL FOR THE DEAF d/b/a CLARKE SCHOOLS FOR HEARING AND SPEECH**, a Massachusetts not for profit corporation, having its principal place of business at 45 Round Hill Road, Northampton, Massachusetts

for consideration of FOUR MILLION EIGHT HUNDRED THOUSAND AND 00/100 (\$4,800,000.00) DOLLARS

grants to **HISTORIC ROUND HILL SUMMIT, LLC**, a Massachusetts limited liability company with a principal place of business at 1776 Main Street, Springfield, Massachusetts

with QUITCLAIM COVENANTS

The land in Northampton, Massachusetts further described in Exhibit A attached hereto.

This conveyance does not constitute the sale of all or substantially all of the assets of the grantor in the Commonwealth of Massachusetts

**WITNESS** my hand and seal this 25<sup>th</sup> day of APRIL, 2013.

THE CLARKE SCHOOL FOR THE DEAF  
d/b/a CLARKE SCHOOLS FOR HEARING  
AND SPEECH

By:


William J. Corwin  
Its: President

Property Address: Round Hill Road, Northampton, Massachusetts

## COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 25<sup>th</sup> day of April, 2013 before me, the undersigned notary public, personally appeared William J. Corwin, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on this Deed and acknowledged to me that he signed it voluntarily for its stated purpose as President of The Clarke School for the Deaf d/b/a Clarke Schools for Hearing and Speech

  
\_\_\_\_\_, Notary Public

My Commission Expires:



FRANCIS R. MIRKIN  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
MY COMMISSION EXPIRES  
JULY 29, 2016

**EXHIBIT A**

The land in Northampton, Hampshire County, Massachusetts, being bounded and described as follows:

Being the same premises as shown on a Plan of Land prepared by Heritage Surveys, Inc., Registered Professional Land Surveyors, College Highway and Clark Street, Post Office Box 1, Southampton, Massachusetts, entitled "ALTA/ASCM Land Title Survey of Land in Northampton, Massachusetts Surveyed for Doucet & Associates, Inc." dated February 17, 2012 and recorded in the Hampshire County Registry of Deeds in Plan Book 229, Page 50.

**Tract 1**

A certain parcel of land known as Parcel 1, bounded and described as follows:

Beginning at an iron rod at the westerly sideline of Round Hill Road at the northeasterly corner of land now or formerly of Nicholas P. Gross & Janet S. Gross and running thence;

- |                 |   |
|-----------------|---|
| N 69° 06' 18" W | along last named land, 124.69 feet to an iron rod, thence;  |
| N 87° 50' 31" W | along last named land and land now or formerly of Charles Douglas Hinckley and Jennifer E. James, 253.36 feet, thence;  |
| N 16° 14' 05" W | along land now or formerly of Janice C. Gatty, 27.70 feet to an iron pipe, thence;  |
| N 08° 09' 56" E | along land now or formerly of Cicely T. Buckley and land now or formerly of Charles L. Robertson & Denise Rochat, 157.40 feet to a drill hole, thence;  |
| N 89° 57' 28" W | along last named land and land now or formerly of Warren H. Fisher & Dorcas F. Fisher, 221.85 feet to an iron pipe, thence;   |
| N 03° 38' 13" W | along land now or formerly of Jeffrey Scott Fulford & Russell D. Johnston and land now or formerly of Constance W. Wilson and land now or formerly of Gordon W. Hill and Jean R. Hill and land now or formerly of Catherine Fidelma Culleton and James McDonald, 302.72 feet to an iron pipe, thence; |
| S 82° 16' 21" E | along the southeasterly sideline of Bancroft Road, 174.32 feet to a point, thence Northerly on a curve to the left having a radius of 106.00 feet along last named land, 119.32 feet to a point, thence;  |
| N 34° 23' 39" E | along last named land, 51.78 feet to a point, thence;   |

N 28° 43' 39" E      along last named land, 111.95 feet to an iron pipe, thence;  
 S 61° 28' 28" E      along land now or formerly of Robert A. Jonas & Margaret Bullitt-Jonas, 75.46 feet to an iron pipe, thence;  
 N 80° 22' 19" E      along last named land, 55.19 feet to an iron pipe, thence;  
 S 35° 05' 40" E      along land now or formerly of Pratt House Condominium, 129.60 feet to a pk nail, thence;  
 S 86° 40' 42" E      along last named land, 28.58 feet to a pk nail, thence;  
 N 58° 53' 51" E      along last named land, 38.48 feet to an iron pipe, thence;  
 S 87° 11' 39" E      along last named land, 185.25 feet to an iron pipe, thence;  
 S 03° 03' 40" W      along Round Hill Road, 109.85 feet to a point, thence;  
 S 13° 03' 15" W      along last named land, 98.02 feet to a point, thence;  
 S 25° 21' 46" W      along last named land, 377.85 feet to a point, thence;  
 Southerly              on a curve to the left having a radius of 666.50 feet along last named land, 35.85 feet to the point of beginning.

Containing an area of 8.074 acres.

For title references for said Tract 1, see instruments recorded in the Hampshire County Registry of Deeds in Book 272, Page 35; Book 272, Page 37; Book 403, Page 83; Book 512, Page 222; and Book 719, Page 334

## Tract 2

A certain parcel of land known as Parcel 2, bounded and described as follows:

Beginning at an iron pipe at the easterly sideline of Round Hill Road at the northwesterly corner of land now or formerly of Trustees of The Smith College and running thence;

N 09° 14' 19" E      along the easterly side line of Round Hill Road, 169.24 feet to a point, thence;  
 Northerly              on a curve to the right having a radius of 626.50 feet along Round Hill Road, 176.31 feet to a stone bound, thence;  
 N 25° 21' 46" E      along last named land, 382.17 feet to a point, thence;

N 13° 03' 15" E	along last named land, 105.83 feet to a point, thence;
N 03° 03' 40" E	along last named land, 15.69 feet to a drill hole, thence;
S 87° 12' 00" E	along land now or formerly of Elizabeth Fraser Bennett, 39.53 feet to a point, thence
S 02° 48' 00" W	along last named land, 4.00 feet to a point, thence;
S 87° 12' 00" E	along last named land, 29.46 feet to a point, thence;
N 02° 48' 00" E	along last named land, 3.73 feet to a point, thence;
S 83° 16' 46" E	along last named land, 32.89 feet to a point, thence;
S 86° 22' 34" E	along last named land, 59.33 feet to a point, thence;
S 05° 59' 08" W	along land now or formerly of Magna House Condominiums, 7.38 feet to a point, thence;
N 85° 55' 02" W	along last named land, 37.25 feet to an iron pipe, thence;
S 02° 34' 04" E	along last named land, 51.13 feet to a point, thence;
S 01° 01' 01" W	along last named land, 27.54 feet to a point, thence;
S 09° 53' 49" W	along last named land, 93.59 feet to a point, thence;
S 10° 24' 37" W	along last named land, 189.32 feet to an iron pipe, thence;
S 69° 44' 06" E	along last named land, 273.10 feet to a point, thence;
S 10° 07' 18" W	along the westerly sideline of Henshaw Avenue, 35.35 feet to a granite bound, thence;
Southerly	on a curve to the right having a radius of 313.29 feet along last named land, 68.42 feet to a granite bound, thence;
S 22° 33' 30" W	along last named land, 20.00 feet to a point, thence;
Southerly	on a curve to the right having a radius of 192.94 feet along last named land, 91.84 feet to a point, thence;
S 49° 49' 52" W	along last named land, 74.78 feet to a point, thence;

Southerly on a curve to the left having a radius of 68.85 feet along last named land, 46.70 feet to a point, thence;

S 11° 35' 52" W along last named land, 81.80 feet to an iron pipe, thence;

N 79° 28' 54" W along land now or formerly of The Trustees of The Smith College, 12.18 feet to an iron rod, thence;

N 10° 31' 06" E along last named land, 71.81 feet to an iron pipe, thence;

N 81° 36' 54" W along last named land, 149.76 feet to an iron rod, thence;

S 09° 15' 57" W along last named land, 60.00 feet to an iron pipe, thence;

N 82° 00' 24" W along last named land, 105.97 feet to an iron pipe, thence;

S 09° 02' 44" W along last named land, 41.62 feet to an iron pipe, thence;

N 82° 22' 30" W along last named land, 148.02 feet to the point of beginning.

Containing an area of 5.759 acres.

For title references for said Tract 2, see instruments recorded in the Hampshire County Registry of Deeds in Book 272, Page 35; Book 272, Page 37; Book 1532, Page 745; Book 966, Page 419; and Book 383, Page 67

Excepting therefrom Parcel 3 (area = 2.089 acres, 90,993 ± sf) as shown on a Plan of Land in Northampton, Massachusetts surveyed for The Clarke School for the Deaf dated April 12, 2012 and prepared by Heritage Surveys, Inc., Registered Professional Land Surveyors, recorded in the Hampshire County Registry of Deeds in Book of Plans 229, Page 52.

Parcel 3 is more particularly bounded and described as follows:

Beginning at an iron pipe found at the easterly sideline of Round Hill Road at the northwesterly corner of land now or formerly of The Trustees of The Smith College and running thence;

N 09° 14' 19" E along Round Hill Road, 169.24 feet to a point, thence;

Northerly on a curve to the right having a radius of 626.50 feet along last named land, 176.31 feet to a stone bound, thence;

N 25° 21' 46" E along last named land, 50.94 feet to a point, thence turning and running;

S 55° 21' 27" E      a distance of 243.68 feet along Parcel 2, as shown on the aforesaid Plan, to a point, thence turning and running;

S 24° 29' 51" E      along last named land, 151.48 feet to a point, thence turning and running;

S 08° 23' 06" W      along last named land, 52.23 feet to a point, thence turning and running;

N 81° 36' 54" W      along land now or formerly of The Trustees of The Smith College 90.03 feet to an iron rod, thence turning and running;

S 09° 15' 57" W      along last named land, 60.00 feet to an iron pipe, thence turning and running;

N 82° 00' 24" W      along last named land, 105.97 feet to an iron pipe, thence turning and running;

S 09° 02' 44" W      along last named land, 41.62 feet to an iron pipe, thence turning and running;

N 82° 22' 30" W      along last named land, 148.02 feet to the point of beginning.

Excepting therefrom the right of first refusal, rights of way and easements, to the extent in force and applicable, reserved in deed of The Clarke School For The Deaf to The Trustees of the Smith College recorded in the Hampshire County Registry of Deeds in Book 2488, Page 20.

Together with that certain non-exclusive right of way and easement, to the extent in force and applicable, reserved to The Clarke School For The Deaf, its successors and assigns, in deed recorded in the Hampshire County Registry of Deeds in Book 2550, Page 180, to pass and repass on foot from Crescent Street over an existing walk to other land now or formerly of The Clarke School for the Deaf shown as the shaded area on a plan entitled, "Plan of Land in Northampton, Massachusetts, Surveyed for Northampton Developers, Inc." dated February 20, 1985, by Almer Huntley, Jr., & Associates, Inc., recorded in the Hampshire County Registry of Deeds Plan Book 131, Page 99 along the northerly boundary of the parcel described in said deed recorded in the Hampshire County Registry of Deeds in Book 2550, Page 180 and labeled, "proposed easement in favor of Clarke School for the Deaf over existing walk".

Together with that certain right of way and easement, to the extent in force and applicable, reserved to The Clarke School For The Deaf, its successors and assigns, in deed recorded in the Hampshire County Registry of Deeds in Book 2550, Page 180, to pass and repass on foot and with motor vehicles, including large multi-wheel trucks required for maintenance and repairs on remaining land now or formerly of The Clarke School for the Deaf, from Henshaw Avenue over a proposed driveway to other land now



or formerly of The Clarke School for the Deaf, which driveway commences on the westerly side of said Henshaw Avenue, then proceeds westerly to a sidewalk leading to other land now or formerly of The Clarke School for the Deaf, and which driveway thence proceeds northerly and southerly to other land now or formerly of The Clarke School for the Deaf, more particularly shown as the shaded areas on the plan entitled, "Plan of Land in Northampton, Massachusetts, Surveyed for Northampton Developers, Inc." dated February 20, 1985, by Almer Huntley, Jr., & Associates, Inc., recorded in the Hampshire County Registry of Deeds Plan Book 131, Page 99 and labeled "proposed easement in favor of Clarke School for the Deaf over proposed driveway".

Together with that certain non-exclusive right of way and easement, to the extent in force and applicable, reserved to The Clarke School For The Deaf, its successors and assigns, in deed recorded in the Hampshire County Registry of Deeds in Book 2550, Page 180, to pass and repass on foot over an existing walk at the southwesterly corner of the parcel described in said deed recorded in the Hampshire County Registry of Deeds in Book 2550, Page 180 leading from other land now or formerly of The Clarke School for the Deaf to the proposed driveway shown as a shaded area on the plan entitled, "Plan of Land in Northampton, Massachusetts, Surveyed for Northampton Developers, Inc." dated February 20, 1985, by Almer Huntley, Jr., & Associates, Inc., recorded in the Hampshire County Registry of Deeds Plan Book 131, Page 99.

Together with that certain non-exclusive easement, to the extent in force and applicable, reserved to The Clarke School For The Deaf, its successors and assigns, in deed recorded in the Hampshire County Registry of Deeds in Book 2550, Page 180, to keep, maintain and repair certain sanitary and storm sewers which cross that certain premises described in said deed recorded in the Hampshire County Registry of Deeds in Book 2550, Page 180, from other land now or formerly of The Clarke School for the Deaf to Henshaw Avenue and Crescent Street, the approximate locations of which are more particularly shown on a plan entitled, "Plan of Land in Northampton, Massachusetts, Surveyed for Northampton Developers, Inc." dated February 20, 1985, by Almer Huntley, Jr., & Associates, Inc., recorded in the Hampshire County Registry of Deeds Plan Book 131, Page 99. The Clarke School for the Deaf, its successors and assigns, further reserves the right to enter upon said premises for the purpose of maintenance, repair and replacement of said sanitary or storm sewer.

Subject to Easement to City of Northampton to maintain and replace water mains as laid out on Clarke School for the Deaf property dated March 7, 1914 and recorded in the Hampshire County Registry of Deeds in Book 700, Page 207.

Subject to a Taking for Crescent Street by the City of Northampton dated August 7, 1946 and recorded in the Hampshire County Registry of Deeds in Book 1030, Page 436.

Subject to a perpetual right and easement to Massachusetts Electric Company for overhead wires and pad mount transformers over land west of Round Hill Road dated

May 17, 1999 and recorded in the Hampshire County Registry of Deeds in Book 5714, Page 92.

Subject to a perpetual right and easement to Massachusetts Electric Company and Verizon New England, Inc. for overhead wires over land east of Round Hill Road as shown on the easement deed dated November 3, 2005 and recorded in the Hampshire County Registry of Deeds in Book 8529, Page 35.

Subject to a sanitary sewer easement to Sequoia Properties, LLC to keep, maintain and repair a certain sanitary sewer crossing land of The Clarke School to Bancroft Road. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Subject to a permanent 20' wide sanitary sewer easement to Sequoia Properties, LLC as shown as Sewer Easement B on a Plan recorded in Plan Book 213, Page 91 to maintain, repair and replace the existing sewer. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Together with a permanent sanitary sewer easement to The Clarke School for the Deaf over an area shown as Sewer Easement A on said Plan to maintain, repair and replace the existing sewer. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Subject to a permanent easement to Sequoia Properties, LLC for the purpose of maintaining, repairing and replacing an overhead cable television line to Round Hill Road. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Subject to a 40'x55' permanent storm and water drainage easement to Sequoia Properties, LLC over other land of The Clarke School to the northwest of the granted parcel and shown as Proposed Drainage Easement on said Plan. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Subject to an easement for water service connecting to the public water system of the City of Northampton upon other lands of The Clarke School northerly of the parcel conveyed as partly shown as 'cold water main' on a Plan recorded in Plan Book 214, Page 7. Said easement is dated March 1, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9053, Page 283.

Together with telephone and cable rights as show in Plan Book 214, Page 7 dated March 17, 2007 and recorded in the Hampshire County Registry of Deeds in Book 9130, Page 231.

Subject to an overhead line easement as shown on a Plan recorded in Plan Book 214, Page 7. Said easement is dated June 13, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9161, Page 277.

For title reference, see Hampshire County Registry of Deeds in Book 272, Page 35, Book 272, Page 37, Book 383, Page 67, Book 403, Page 83, Book 512, Page 223, Book 719, Page 334, Book 966, Page 419, Book 1132, Page 29, Book 1532, Page 745, Book 629, Page 363, Book 626, Page 227 and Book 856, Page 192.

ATTEST: HAMPSHIRE, *Mary Colberding*, REGISTER  
MARY COLBERDING



2016 00005141

Bk: 12227Pg: 273 Page: 1 of 5

Recorded: 03/24/2016 03:31 PM

MASSACHUSETTS EXCISE TAX  
 Hampshire District ROD #13 001  
 Date: 03/24/2016 03:31 PM  
 ctrl# 035783 11388 Doc# 00005141  
 Fee: \$12,996.00 Cons: \$2,850,000.00


## QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS, that HISTORIC ROUND HILL SUMMIT, LLC, a Massachusetts limited liability company with a principal place of business at 333 Elm Street, West Springfield, Hampden County, Massachusetts for consideration of TWO MILLION EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$2,850,000.00) paid, grants to 1924 LLC, a Massachusetts limited liability company with a principal place of business at 333 Elm Street, West Springfield, Hampden County, Massachusetts, with QUITCLAIM COVENANTS

the land in Northampton, Massachusetts further described in Exhibit A attached hereto.

This conveyance does not constitute the sale of all or substantially all of the assets of the grantor in the Commonwealth of Massachusetts

WITNESS my hand and seal this 24<sup>th</sup> day of March, 2016.

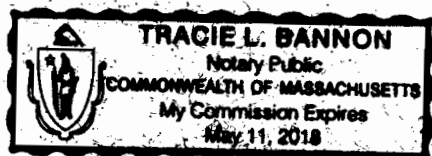
  
 Witness

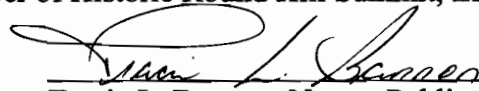
HISTORIC ROUND HILL SUMMIT, LLC  
 By:   
 James P. Hebert  
 Its duly authorized Managing Member

## COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 24<sup>th</sup> day of March, 2016, before me, the undersigned notary public, personally appeared James P. Hebert, Managing Member of Historic Round Hill Summit, LLC, proved to me through satisfactory evidence of identification, which was his driver's license, to be the person whose name is signed on this Deed and acknowledged to me that he signed it voluntarily for its stated purpose as Managing Member of Historic Round Hill Summit, LLC.



  
 Tracie L. Bannon, Notary Public  
 My Commission Expires: May 11, 2018

Property Address: 40-54 Round Hill Road, Northampton, Massachusetts

**EXHIBIT A**

The land and building located at 40-54 Round Hill Road, Northampton, Hampshire County, Massachusetts, being more particularly described as follows:

Parcel 1 as shown on a Plan of Land prepared by Heritage Surveys, Inc., Registered Professional Land Surveyors, College Highway and Clark Street, Post Office Box 1, Southampton, Massachusetts, entitled "ALTA/ASCM Land Title Survey of Land in Northampton, Massachusetts Surveyed for Doucet & Associates, Inc." dated February 17, 2012 and recorded in the Hampshire County Registry of Deeds in Plan Book 229, Page 50; being bounded and described as follows:

**Parcel 1**

A certain parcel of land bounded and described as follows:

Beginning at an iron rod at the westerly sideline of Round Hill Road at the northeasterly corner of land now or formerly of Nicholas P. Gross & Janet S. Gross and running thence;

- |                 |   |
|-----------------|---|
| N 69° 06' 18" W | along last named land, 124.69 feet to an iron rod, thence;  |
| N 87° 50' 31" W | along last named land and land now or formerly of Charles Douglas Hinckley and Jennifer E. James, 253.36 feet, thence;  |
| N 16° 14' 05" W | along land now or formerly of Janice C. Gatty, 27.70 feet to an iron pipe, thence;  |
| N 08° 09' 56" E | along land now or formerly of Cicely T. Buckley and land now or formerly of Charles L. Robertson & Denise Rochat, 157.40 feet to a drill hole, thence;  |
| N 89° 57' 28" W | along last named land and land now or formerly of Warren H. Fisher & Dorcas F. Fisher, 221.85 feet to an iron pipe, thence;   |
| N 03° 38' 13" W | along land now or formerly of Jeffrey Scott Fulford & Russell D. Johnston and land now or formerly of Constance W. Wilson and land now or formerly of Gordon W. Hill and Jean R. Hill and land now or formerly of Catherine Fidelma Culleton and James McDonald, 302.72 feet to an iron pipe, thence; |
| S 82° 16' 21" E | along the southeasterly sideline of Bancroft Road, 174.32 feet to a point, thence Northerly on a curve to the left having a radius of 106.00 feet along last named land, 119.32 feet to a point, thence;  |
| N 34° 23' 39" E | along last named land, 51.78 feet to a point, thence;   |

N 28° 43' 39" E	along last named land, 111.95 feet to an iron pipe, thence;
S 61° 28' 28" E	along land now or formerly of Robert A. Jonas & Margaret Bullitt- Jonas, 75.46 feet to an iron pipe, thence;
N 80° 22' 19" E	along last named land, 55.19 feet to an iron pipe, thence;
S 35° 05' 40" E	along land now or formerly of Pratt House Condominium, 129.60 feet to a pk nail, thence;
S 86° 40' 42" E	along last named land, 28.58 feet to a pk nail, thence;
N 58° 53' 51" E	along last named land, 38.48 feet to an iron pipe, thence;
S 87° 11' 39" E	along last named land, 185.25 feet to an iron pipe, thence;
S 03° 03' 40" W	along Round Hill Road, 109.85 feet to a point, thence;
S 13° 03' 15" W	along last named land, 98.02 feet to a point, thence;
S 25° 21' 46" W	along last named land, 377.85 feet to a point, thence;
Southerly	on a curve to the left having a radius of 666.50 feet along last named land, 35.85 feet to the point of beginning.

Containing an area of 8.074 acres.

Subject to Easement to City of Northampton to maintain and replace water mains as laid out on Clarke School for the Deaf property dated March 7, 1914 and recorded in the Hampshire County Registry of Deeds in Book 700, Page 207.

Subject to a perpetual right and easement to Massachusetts Electric Company for overhead wires and pad mount transformers over land west of Round Hill Road dated May 17, 1999 and recorded in the Hampshire County Registry of Deeds in Book 5714, Page 92.

Subject to a sanitary sewer easement to Sequoia Properties, LLC to keep, maintain and repair a certain sanitary sewer crossing land of The Clarke School to Bancroft Road. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Subject to a permanent 20' wide sanitary sewer easement to Sequoia Properties, LLC as shown as Sewer Easement B on a Plan recorded in Plan Book 213, Page 91 to maintain, repair

and replace the existing sewer. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Together with a permanent sanitary sewer easement to The Clarke School for the Deaf over an area shown as Sewer Easement A on said Plan to maintain, repair and replace the existing sewer. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Subject to a permanent easement to Sequoia Properties, LLC for the purpose of maintaining, repairing and replacing an overhead cable television line to Round Hill Road. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Subject to a 40'x55' permanent storm and water drainage easement to Sequoia Properties, LLC over other land of The Clarke School to the northwest of the granted parcel and shown as Proposed Drainage Easement on said Plan. Said easement is dated January 17, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9014, Pages 185 and 190.

Subject to an easement for water service connecting to the public water system of the City of Northampton upon other lands of The Clarke School northerly of the parcel conveyed as partly shown as 'cold water main' on a Plan recorded in Plan Book 214, Page 7. Said easement is dated March 1, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9053, Page 283.

Together with telephone and cable rights as show in Plan Book 214, Page 7 dated March 17, 2007 and recorded in the Hampshire County Registry of Deeds in Book 9130, Page 231.

Subject to an overhead line easement as shown on a Plan recorded in Plan Book 214, Page 7. Said easement is dated June 13, 2007 and is recorded in the Hampshire County Registry of Deeds in Book 9161, Page 277.

Subject to a Mortgage given by Historic Round Hill Summit, LLC to PeoplesBank in the amount of \$9,700,000.00, dated April 26, 2013 and recorded as aforesaid in Book 11295, Page 167.

Subject to a Collateral Assignment given by Historic Round Hill Summit, LLC to PeoplesBank dated April 26, 2013 and recorded as aforesaid in Book 11295, Page 198.

Subject to a Mortgage given by Historic Round Hill Summit, LLC to The Clarke School for the Deaf, D/B/A/ Clarke Schools for Hearing and Speech in the amount of \$2,400,000.00, dated April 26, 2013 and recorded as aforesaid in Book 11295, Page 210.

Subject to Grant of Easement to Massachusetts Electric Company dated December 31, 2015 and recorded with the Hampshire County Registry of Deeds in Book 12181, Page 166 on January 22, 2016; as affected by Subordination Agreement dated January 22, 2016 recorded in Book 12181, Page 265; as affected by Subordination Agreement dated January 22, 2016 in Book 12181, Page 269.

Being a portion of the premises conveyed to the Grantor herein by deed of the Clarke School for the Deaf d/b/a Clarke Schools for Hearing and Speech dated April 25, 2013 and recorded in the Hampshire County Registry of Deeds in Book 11295, Page 142.

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER  
MARY OLBERDING



## APPENDIX

---

- "CLARKE SCHOOL REDEVELOPMENT PROJECT"  
SITE PLAN SET  
BY R LEVESQUE ASSOCIATES, INC.  
DATED APRIL 11, 2016
- "RENOVATIONS TO THE CLARKE SCHOOL"  
ARCHITECTURAL ELEVATION PLANS,  
SHEETS 2, A-201, A-202, & SITE-01  
BY THOMAS DOUGLAS ARCHITECTS, INC.
- "ROGERS HALL – RESTORATION AND RENOVATIONS"  
SITE UTILITY PLAN  
BY DOUCET & ASSOCIATES, INC.  
DATED APRIL 21, 2014
- "HUBBARD HALL – RESTORATION AND RENOVATIONS"  
SITE UTILITY PLAN  
BY DOUCET & ASSOCIATES, INC.  
DATED APRIL 18, 2014